

126.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

APPRAISED:

1,087,800 / 1,087,800

USE VALUE:

1,087,800 / 1,087,800

ASSESSED:

1,087,800 / 1,087,800

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
4		FIELD RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DESANTIS MICHAEL P	
Owner 2:		
Owner 3:		
Street 1:	212 ORCHARD ST	
Street 2:		

Twn/City:	BELMONT
St/Prov:	MA
Postal:	02478

PREVIOUS OWNER	
Owner 1:	DESANTIS MICHAEL P -
Owner 2:	MCGOLDRICK MARILYN T -
Street 1:	212 ORCHARD ST
Twn/City:	BELMONT

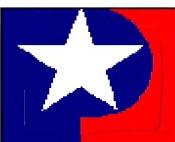
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02478	Type:		

NARRATIVE DESCRIPTION			
This parcel contains .149 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3360 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.			
OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																										
Use Code	Description LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	6493	Sq. Ft.	Site			0	90.	0.95	10									553,311						553,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct
Use Code										Land Size			81333
104										Building Value			GIS Ref
6493.000										Yard Items			GIS Ref
529,600										Land Value			Insp Date
4,900										Total Value			04/13/18
1,087,800													
Total Card										Entered Lot Size			
0.149										Total Land:			
0.149										Land Unit Type:			
Source: Market Adj Cost													
529,600													
4,900													
553,300													
1,087,800													



EXTERIOR INFORMATION

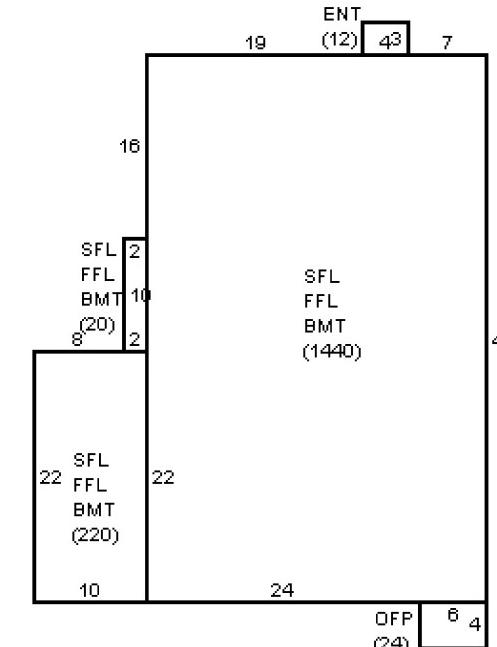
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION**

Phys Cond: AV - Average

Functional: %

Economic: %

Special: %

Override: %

31.

%

REMODELING**EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELectric****HEATING****GENERAL****RES BREAKDOWN****No Unit****RMS****BRS****FL**

2

6

2

Totals

2

12

4

CALC SUMMARY

Basic \$ / SQ: 180.00

Size Adj.: 0.96249998

Const Adj.: 0.98392206

Adj \$ / SQ: 170.464

Other Features: 107500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 767526

Depreciation: 237933

Depreciated Total: 529593

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,680	51.140	85,914					
FFL	First Floor	1,680	170.460	286,380					
SFL	Second Floor	1,680	170.460	286,380					
OPF	Open Porch	24	43.290	1,039					
ENT	ENTRY	12	25.980	312					
Net Sketched Area: 5,076					Total:		660,025		
Size Ad	3360	Gross Area	5076	FinArea	3360				

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

3 Garage D Y 1 19X20 A AV 1925 21.58 T 40 104 4,900 4,900

PARCEL ID

126.0-0006-0008.0

More: N

Total Yard Items: 4,900

Total Special Features:

Total: 4,900